

SUPPORTIVE HOUSING FOR PERSONS EXPERIENCING CHRONIC HOMELESSNESS WORKING GROUP

Meeting 3: Gaps in Capital, Operating and Services Funding COST

COST CONTAINMENT CONSIDERATIONS OUTLINE

1. Who will be served

- a. Singles
- b. Families
- c. MI, CD
- d. How many?

2. Where

- a. Open land
- b. Urban core
- c. Suburban
- d. Greater Minnesota
- e. Public transportation access
- f. Distance to services.

3. What

- a. New construction or existing residential
- b. Apartments
- c. Townhouses
- d. Single family detached
- e. Existing project based Section 8 developments
- f. Adaptive re-use
- g. Industrial – lofts
- h. Commercial – conversion of office space
- i. Motels/hotels
- j. Nursing homes
- k. Schools
- l. Convents/rectories
- m. How big?
- n. Number of housing units
- o. Square footage of units
- p. There appears to be consensus that we can realize some real savings through the reduction in the size of supportive housing units.
- q. Only have one bathroom per unit in family units
- r. How durable?
- s. Long-term maintenance and operating considerations
- t. How attractive?

- u. Do you have program space on site?
- v. How much?
- w. What uses?

4. How

- a. How much money is available and who has the money?
- b. What restrictions are attached to the money?
- c. What approvals are required?
- d. Neighborhood
- e. Municipal
- f. Funder
 - Capital
 - Service
 - Operating
- g. Do we have cost limits?
- h. Total cost
- i. Our share
- j. Competitive construction contract bids versus negotiated contracts.
- k. Design build versus engineered.
- l. How can soft costs be reduced?
- m. How can total development process be expedited?
- n. What can MHFA and funders do?
- o. What can others do?
- p. Form groups of architects, contractors, and owners to review and share best practices for cost reduction.
- q. MHFA consider taking more informed risks on new materials, technology, and building processes.